

# AUCOOT



---

ADDRESS

The Fairfield, Farnham, Surrey

---

PRICE

£365,000

---

ARCHITECT

Unknown

---

## INFORMATION

This lovely two-bedroom flat is on the lower ground floor of a beautiful, double-fronted Victorian terrace. The current owners have carefully redesigned and renovated the apartment, creating an understated, peaceful home. A heartbeat from Farnham station and Farnham town centre, it has easy access to London and Guildford, and is perfectly positioned for exploring the stunning Surrey countryside.

This apartment is well-designed in every detail. With well-thought-out nooks for storage and styling, sliding doors to optimise space, and a palette of tranquil, Scandinavian inspired tones. The kitchen is well-equipped with Italian brushed brass tap and mixer, honed granite worktops, a wine cooler and ample storage. It has plenty of room for a large dining table, which can be stowed against the wall, and a built-in bench that provides additional storage. The living room is a generous size and has double doors leading out towards the communal garden and private parking. It has a fireplace and chimney which can be re-instated should you wish. Both bedrooms are good-sized doubles and the master has its own bay window, ushering in light. The shower room, with its barn-style sliding door, has matt-black brassware throughout, a resin basin, terrazzo style floor tiles and a double height space over the shower. At the front of the flat there's an additional small, private, walled space, big enough for a couple of chairs and a table. There is also dedicated off-street parking space and two guest spaces.

Farnham station is only 150m away and provides regular trains to London Waterloo in under an hour. Guildford is just over 10 miles away and the Georgian town of Farnham is just a half mile walk. This picturesque town has great amenities and lovely cafes and restaurants, as well as regular markets and events throughout the year. The A31 is close by, providing easy access to the A3, M25 and the three major airports of Heathrow, Gatwick and Southampton. There is so much to enjoy in the surrounding Surrey countryside, with many opportunities for golf, cycling, walking and sailing.

---

### LEASE LENGTH

tbc

---

### SERVICE CHARGE

tbc

---

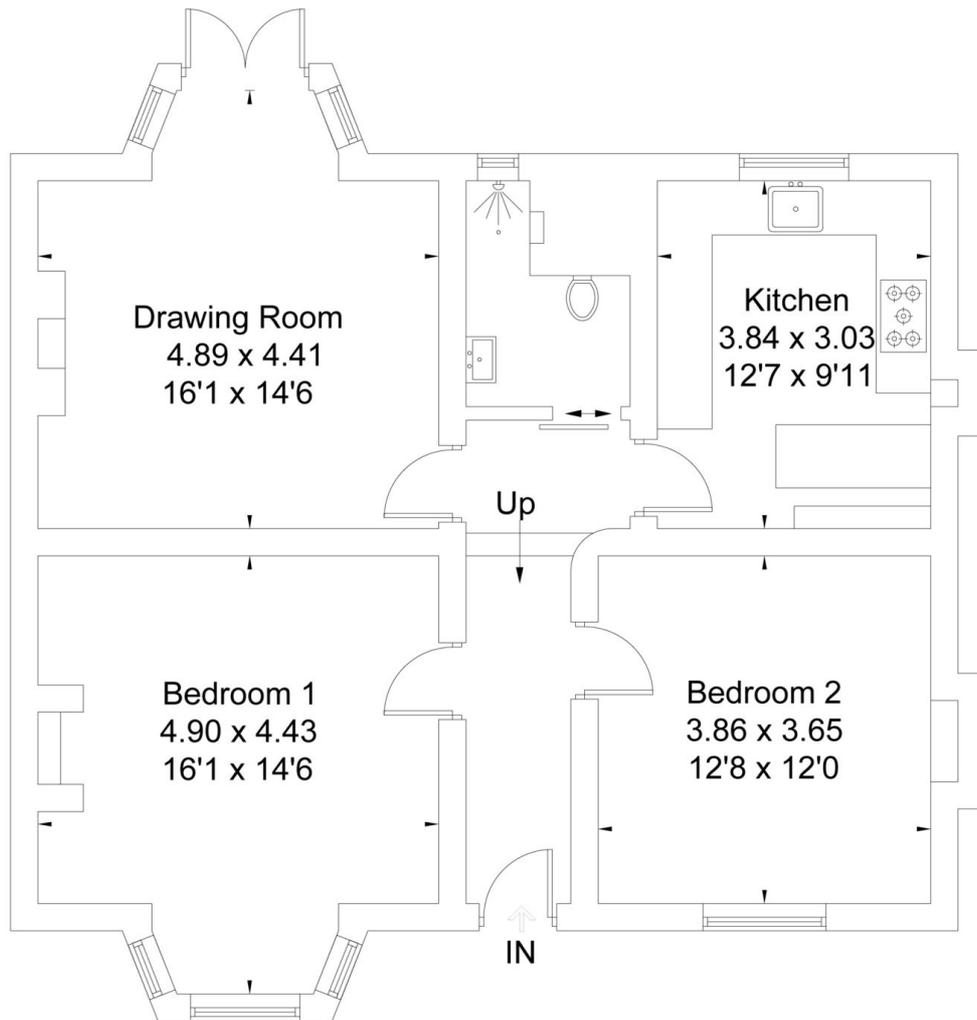
EPC

=C

---



# AUCOOT



The Fairfield, Farnham, GU9  
Approximate Gross Internal Area = 82.8 sq m / 891 sq ft  
Illustration for identification purposes only. Not to scale. Ref: 224653

